

**PROSPECTUS - ALTERATION
MAJOR GENERAL EMMETT J. BEAN FEDERAL CENTER
INDIANAPOLIS, IN**

Prospectus Number: PIN-1703-IN11
Congressional District: 07

Project Summary

The General Services Administration (GSA) proposes an alteration of the Major General Emmett J. Bean Federal Center (Bean FC) at 8899 East 56th Street in Indianapolis, IN to provide Defense Department (DOD) security requirements, building and site improvements, and additional parking.

Major Work Items

Site work, security upgrades, and common area improvements

Project Budget

Design and Review Cost (Design) (FY 2009)	\$6,080,000
Estimated Construction Cost (ECC)	60,224,000
Management and Inspection (M&I)	5,589,000
Estimated Total Project Cost (ETPC)*	\$71,893,000

*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

Authorization Requested (ECC & M&I) \$65,813,000

Prior Authority and Funding

Under the American Recovery and Reinvestment Act (ARRA) of 2009, Congress appropriated \$4.5 billion for GSA to transition selected existing Federal buildings to high performance green buildings (HPGB). GSA allocated \$36,650,000 for the Bean Building. Funds of \$6,080,000 are devoted for the design of this project. The remaining \$30,570,000 is for the design, construction, and management and inspection of the installation of a photovoltaic cell roof system.

Prior Prospectus-Level Projects in Building (past 10 years) - None

Schedule

	Start	End
Design	FY 2009	FY 2011
Construction	FY 2011	FY 2014

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Building

The Bean FC is a three-story 1,660,353 gross-square-foot concrete and masonry office building with a basement, a detached daycare center, and 3,154 inside and outside parking spaces on 72 acres at 8899 East 56th Street in Indianapolis, IN. Constructed in 1953 by DOD as a records storage facility at Fort Benjamin J. Harrison military base, the Bean FC was fully modernized and converted to an office building in 2003. DOD fully funded the modernization through a reimbursable work authorization agreement with GSA. Upon closure of Fort Harrison due to the BRAC Act in 1995, the building was transferred to GSA.

Tenant Agencies

The major tenant is the Defense Financing & Accounting Service.

Proposed Project

This project proposes: the construction of building security features, site improvements, parking additions, and interior common area improvements, including the construction of a truck dock, a barricade wall, a sallyport, and a temporary parking area; relocation of the mail and trash rooms, and building air intake ports; anchoring of equipment; upgrading of security devices; installation of blast-resistant windows, concrete security bollards, and a security fence; alteration of the fire alarm, and paving of the truck dock access.

Additionally, the project proposes: the construction of new and rebuilt parking lots, site access roads, a maintenance building, and a food service space; the installation of walkway and parking lighting, courtyard and site landscaping, a stormwater drainage system with equipment housing structure, a rainwater reuse system, food service equipment, parking area signage, security features, and artwork; reworking of parking lighting; grading of the site; upgrading of common areas; and the rebuilding of the mailroom.

Major Work Items

Expansion of Parking Capacity and Site Work	\$28,934,000
DoD Security Upgrades	19,387,000
Common Area Improvements	11,903,000
Total ECC	\$60,224,000

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Justification

DOD currently requires its agencies to occupy space that meets its Unified Facilities Criteria DOD Minimum Antiterrorism Standards for Buildings (UFC 4-010-01). The facility must comply with the standards before DFAS, the building's largest tenant, with over one million square feet of space, will commit to continued occupancy of the building.

On November 9, 2005, Congress approved the recommendation of the Base Realignment and Closure Commission to consolidate DFAS operations at select locations throughout the country. As a result, the Major General Emmett J. Bean Center has absorbed staffs and functions of several DFAS locations around the country. From 2007 to 2009, approximately 1,700 additional employees relocated to the Bean FC. The additional personnel resulted in the need for expanded support areas and parking to avoid crowded working conditions and limited site access.

The current stormwater drainage is deficient, leading to water backups and debris blockage, a condition that would worsen with the runoff from the installation of new parking surfaces under this proposed project.

Summary of Energy Compliance

The project will integrate and implement sustainable design principles and energy efficiency effort where possible into both the design and construction process. The goal is to obtain certification through the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the U.S. Green Building Council.

Alternatives Considered (30-year, present value cost analysis)

New construction	\$683,951,000
Alteration	\$381,236,000
Lease	\$615,425,000

The 30-year, present value cost of alteration is \$234,189,000 less than the cost of lease, an equivalent annual cost advantage of \$14,377,000.

Recommendation

ALTERATION

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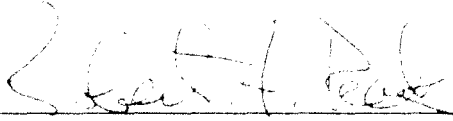
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Certification of Need

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on May 13, 2010

Recommended: _____


Commissioner, Public Buildings Service

Approved: _____


Administrator, General Services Administration

Locations	Current							Proposed						
	Personnel		Usable Square Feet (USF)				RSP	Personnel		Usable Square Feet (USF)				RSP
	Office	Total	Office	Storage	Special	Total	Total	Office	Total	Office	Storage	Special	Total	Total
Bean Federal Center														
Army Reserve	2	2	25,641	-	-	25,641	34,345	2	2	25,641	-	-	25,641	34,563
Defense Contract Audit Agency	-	-	5,712	-	-	5,712	7,654	-	-	5,712	-	-	5,712	7,702
Defense Financing & Accounting Service	5,235	5,235	835,353	27,750	33,455	896,558	1,192,602	5,235	5,235	835,353	27,750	33,455	896,558	1,200,156
Defense Logistics Agency	100	100	9,922	-	-	9,922	13,290	100	100	9,922	-	-	9,922	13,374
Department Of Army	330	330	60,315	1,906	6,472	68,693	92,011	330	330	60,315	1,906	6,472	68,693	92,594
DoD Def Cont Mgt Agy - National	15	15	11,910	-	-	11,910	15,953	15	15	11,910	-	-	11,910	16,054
DoD Inspector General	45	45	9,993	-	-	9,993	13,385	45	45	9,993	-	-	9,993	13,470
Federal Acquisition Service	1	1	100	-	-	100	134	1	1	100	-	-	100	135
Food And Nutrition Service	7	7	965	-	-	965	1,293	7	7	965	-	-	965	1,301
GSA Outleashed Space	9	9	3,269	-	1,067	4,336	5,814	9	9	3,269	-	1,067	4,336	5,851
Joint Use	-	-	24,186	13,276	27,511	64,973	87,062	-	-	24,186	13,276	27,511	64,973	87,613
Military Enlistment Processing Command	75	75	27,700	-	3,216	30,916	41,411	75	75	27,700	-	3,216	30,916	41,673
Public Buildings Service, Field Offices	18	18	4,627	6,434	128	11,189	14,987	18	-	4,627	6,434	128	11,189	15,082
USA Criminal Investigation Command	28	28	1,442	-	-	1,442	1,931	28	28	1,442	-	-	1,442	1,943
USA Hq Army Rert Cmd	3	3	1,826	-	2,720	4,546	6,089	3	3	1,826	-	2,720	4,546	6,128
USA Nat Guard Bur	50	50	11,931	-	315	12,246	16,402	50	50	11,931	-	315	12,246	16,506
USDA NAD	1	1	351	-	-	351	470	1	1	351	-	-	351	473
Vacant Unassigned Space	-	-	18,449	341	-	18,790	34,030	-	-	18,449	341	-	18,790	34,245
Total:	5,919	5,919	1,053,692	49,707	74,884	1,178,283	1,578,863	5,919	5,901	1,053,692	49,707	74,884	1,178,283	1,588,863

Special Space	
Restroom	4,267
Clinic	1,284
Physical Fitness	4,381
Child Care	5,818
Conference	3,265
Auditorium	10,887
ADP	23,797
Food Service	20,574
Other - Vaults	611
Total:	74,884